




Middletown Water & Sewer Department

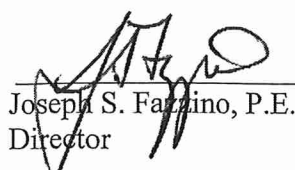
Memo to: Joseph Samolis, Director of Planning, Conservation & Development

Date: March 2, 2021

Re: S 2021-1
Henry Lavette
906 East Street
Proposed Five Lot Subdivision
Site Plan Dated: 12/14/2020

- ☐ A. Water and Sewer Department recommends the approval of this proposal provided the developer agrees to the following.
- ☒ B. Water and Sewer Department does not recommend approval of this proposal as submitted.
- Provide inverts at the main and proposed building, as well as sewer lateral SDR.
 - Maintain a minimum cover of 3 feet to the top of all sewer lateral pipe.
 - Cleanouts are required at intervals not greater than 100 feet or when more than two 45° bends. Cleanout covers shall be cast iron installed flush with grade similar to EJTW 1578-11CO2.
 - The minimum separation distance from sanitary sewer and water service shall be 10 feet.
 - Provide inverts at all cleanouts.
 - Water main shall be extended on Orchard Hill Lane and lot 4 and lot 5 connected.
 - It is preferred that the sewer main on Orchard Hill Lane be extended and lot 4 and lot 5 connected.
 - Prior to each lot being developed a site specific site plan shall be submitted and approved.

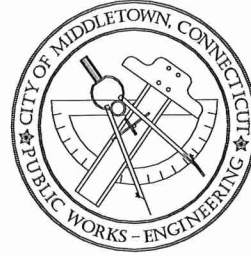

Brian P. Robillard, P.E.
Chief Engineer


Joseph S. Fazzino, P.E.
Director

DEPT. PLANNING & ZONING
21 MAR -2 PM 4:21

**SUBDIVISION REVIEW
PUBLIC WORKS DEPARTMENT**

Engineering Division
February 25, 2021



As per request from the Planning, Conservation & Development Department, the following are comments and concerns that our department has in reference to the following application:

S2021-1 East Street – 5 Lots

Driveways on Orchard Hill must increase in slope 6" above the gutter before descending.

Work within the street R.O.W. on East Street (Rte.217), must get D.O.T. approval.

Thomas Nigosanti

Thomas Nigosanti, City Engineer

DEPT. PLANNING & ZONING
21 FEB 25 PM 4:14

From: Department of Planning, Conservation and Development

Date: 2/23/21

File Identification #: 52021-1

Phone/Fax #: 860-529-6812

Applicant Name: HENRY LAVETTE

(JIM CASSIDY, P.E.)

The attached application and site plan has been received for which your comments are requested by 3 4, 21.

SUBJECT: SUBDIVISION
SPECIAL EXCEPTION
ZONING
SITE PLAN REVIEW
IWWA
OTHER

☒ LOT / STREET #: 1 906

LOCATION: EAST ST.

REASON: 5 LOT SUBDIVISION

DRAWING DATE: 12/14/20

REVISION DATE: _____

1. FIRE (City, South, Westfield)

Safety - Fire control access
Fire Alarm boxes

4. POLICE

Traffic control signs
Traffic safety

2. PUBLIC WORKS

Street construction and layout
Sight distances
Drainage
Surface
Pipe sizes
Easements
Location
Sidewalks
Soil & Erosion controls
Parking lot construction

5. WATER SEWER

Water pipe
Sizes
Location
Pressure

Sanitary Sewer
Location
Location

3. HEALTH DEPARTMENT

Septic System approved
Perc tests
Engineered system required
Well approval
Dumpsters

*This is a P+Z Public
hearing item*

COMMENTS

Approved - See attached sheet. V. Maggion

3/1/2021

Middletown Health Department Septic System Comment Sheet

Name/Owner: Henry Lavette

Reviewing Inspector Name: V. Mazzotta

Subdivision Name:

Address: 906 East Street

Phone: 860-639-6812

New Subdivision: ☒X

New Lot: ☐

Existing Lot: ☐

B100 a:

Repair: ☐

City water available: ☒X

City sewer available: ☒X

Identified Approved Reserve Area

Suitable: ☐

Conditionally Suitable: ☐

Unsuitable: ☐

Identified Approved Primary Area

Suitable: ☐

Conditionally Suitable: ☐

Unsuitable: ☐

Percolation Rate

Suitable: ☐

Conditionally Suitable: ☐

Unsuitable: ☐

Notes

Max groundwater more than 18"
below existing grade

Suitable: ☐

Conditionally Suitable: ☐

Unsuitable: ☐

Notes:

Ledge rock more than 48" below
bottom of proposed septic trench

Suitable: ☐

Conditionally Suitable: ☐

Unsuitable: ☐

Notes:

Ledge rock more than 24" below
existing grade

Suitable: ☐

Conditionally Suitable: ☐

Unsuitable: ☐

Notes

Separation Distances

Suitable: ☐

Conditionally Suitable: ☐

Unsuitable: ☐

75' from all wells

50' from surface water

suitable soil 10' from gallery

10' from embankments

The three lots that will be connected to municipal water and sewer are approved. The remaining two lots have conditional approval. Final approval will be granted when the water tests for the proposed wells are approved by our department.

Suitable: ☒X

Meets Technical Standards As test

Conditionally Suitable: ☐

May meet Technical Standards if lot modified and or
verified by Testing

Unsuitable: ☐

Can Not meet Technical Standards as Tested

Reviewer Signature:

Vincent A. Mazzotta

Director of Health:

[Signature]

Public Health Manager:

Date: 3/1/2021

From: Department of Planning, Conservation and Development

Date: 2/23/21

File Identification #: 52021-1

Phone/Fax #: 860-529-6812

Applicant Name: HENRY LAVETTE

(Jim Cassidy, P.E.)

The attached application and site plan has been received for which your comments are requested by 3 4, 21.

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SITE PLAN REVIEW
IWWA
OTHER

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LOCATION: EAST ST.

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REVISION DATE: _____

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Traffic safety

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Pipe sizes
Easements
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Sidewalks
Soil & Erosion controls
Parking lot construction

5. WATER SEWER
Water pipe
Sizes
Location
Pressure

3. HEALTH DEPARTMENT
Septic System approved
Perc tests
Engineered system required
Well approval
Dumpsters

- Sanitary Sewer
Location
Location

*This is a P+Z Public
Hearing item*

COMMENTS no police concerns

21 MAR 24 PM 12:33

DEPT. PLANNING & ZONING

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OTHER

☒ LOT / STREET #: 1 906

LOCATION: EAST ST.

REASON: 5 Lot SUBDIVISION

Art Higgins
Westfield Fire District
Fire Marshal
4-7-2021

DRAWING DATE: 12/14/20

REVISION DATE: _____

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COMMENTS

No comments at this time of review.

Proposed homes all have their own independant driveways

DEPT. PLANNING & ZONING
21 APR - 7 PM 1:40